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Baltimore County  
Department of Planning

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# Quarterly Subdivision Report

Second Quarter

**April 1, 2017 – June 30, 2017**

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## Introduction

This issue of the Quarterly Subdivision Report summarizes Baltimore County development for residential and non-residential activities for the time period beginning April 1, 2017 and ending June 30, 2017. The Report utilizes Baltimore County Department of Permits, Approvals, and Inspections (PAI) data as of September 2017. Detailed information on each of the approved development plans in the reporting quarter is presented in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential square footage of proposed improvements

Adjustments have been made to residential unit counts in tables and graphs to accurately reflect calculations of unit increases and decreases due to plan refinements. Refer to the comments section in the appendix for descriptions of refinements.

## Policy Framework

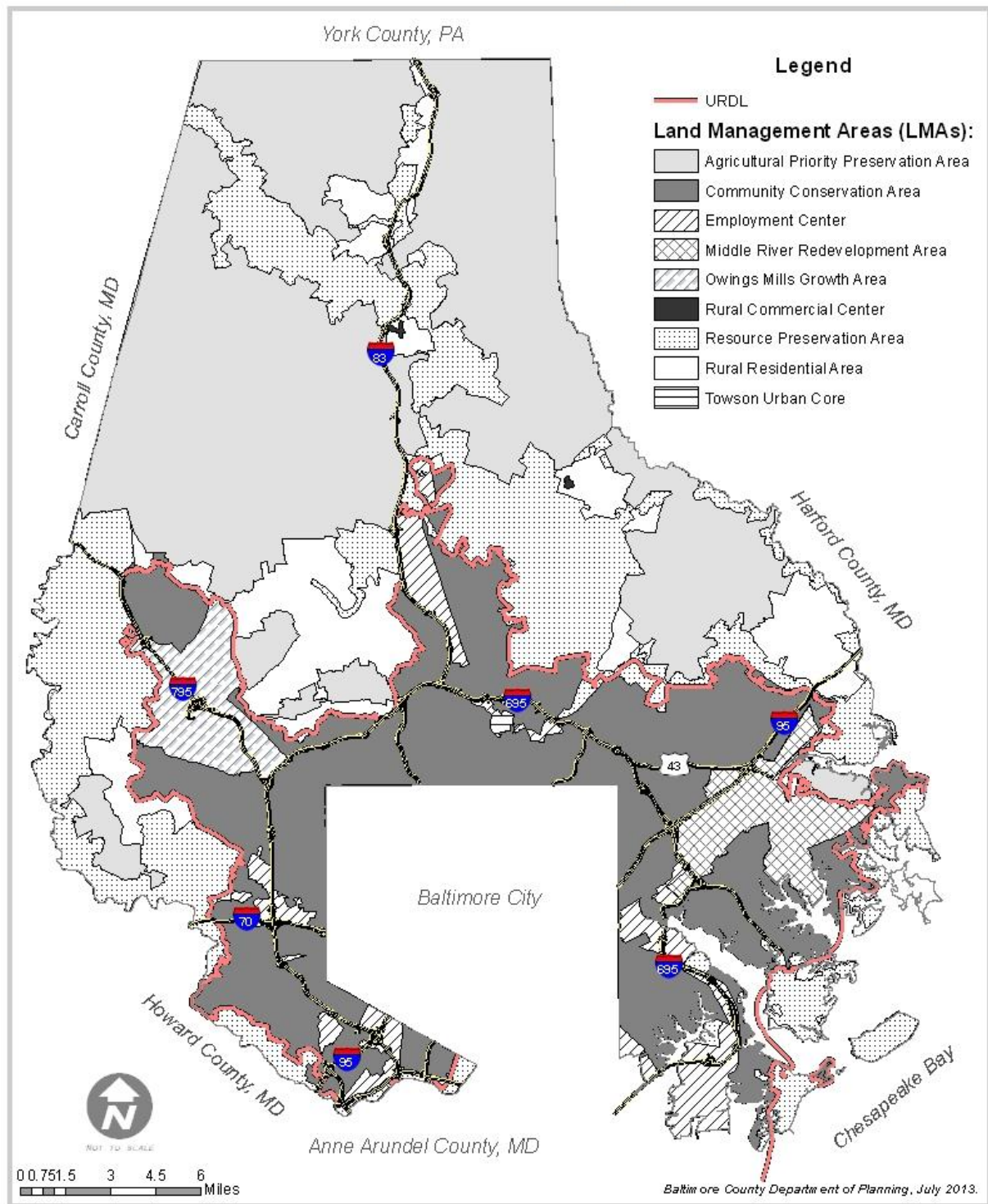
Baltimore County, Maryland, instated growth management policies in the late 1960s. These policies are established by the master planning process, and are essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The urban area inside the URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County.

The Quarterly Subdivision Report tracks the County's progress in the application of the *Master Plan 2020* analyzing where development is occurring in relation to the URDL, Land Management Areas and Growth Tiers.

The following map and table illustrate the relationship between the URDL and Land Management Areas (LMAs). The LMAs were established in *Master Plans 2000 and 2010* and revised in *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

## Urban-Rural Demarcation Line and Land Management Areas Baltimore County



LMA Code	LMA Name	URDL Location
CCA	Community Conservation Area	Urban
EC	Employment Center	Urban
EC HV	Employment Center - Hunt Valley	Urban
MRRA	Middle River Redevelopment Area	Urban
OMGA	Owings Mills Growth Area	Urban
TUC	Towson Urban Center	Urban
APPA	Agricultural Priority Preservation Area	Rural
RCC	Rural Commercial Center	Rural
RPA	Resource Preservation Area	Rural
RRA	Rural Residential Area	Rural

## Development Summary

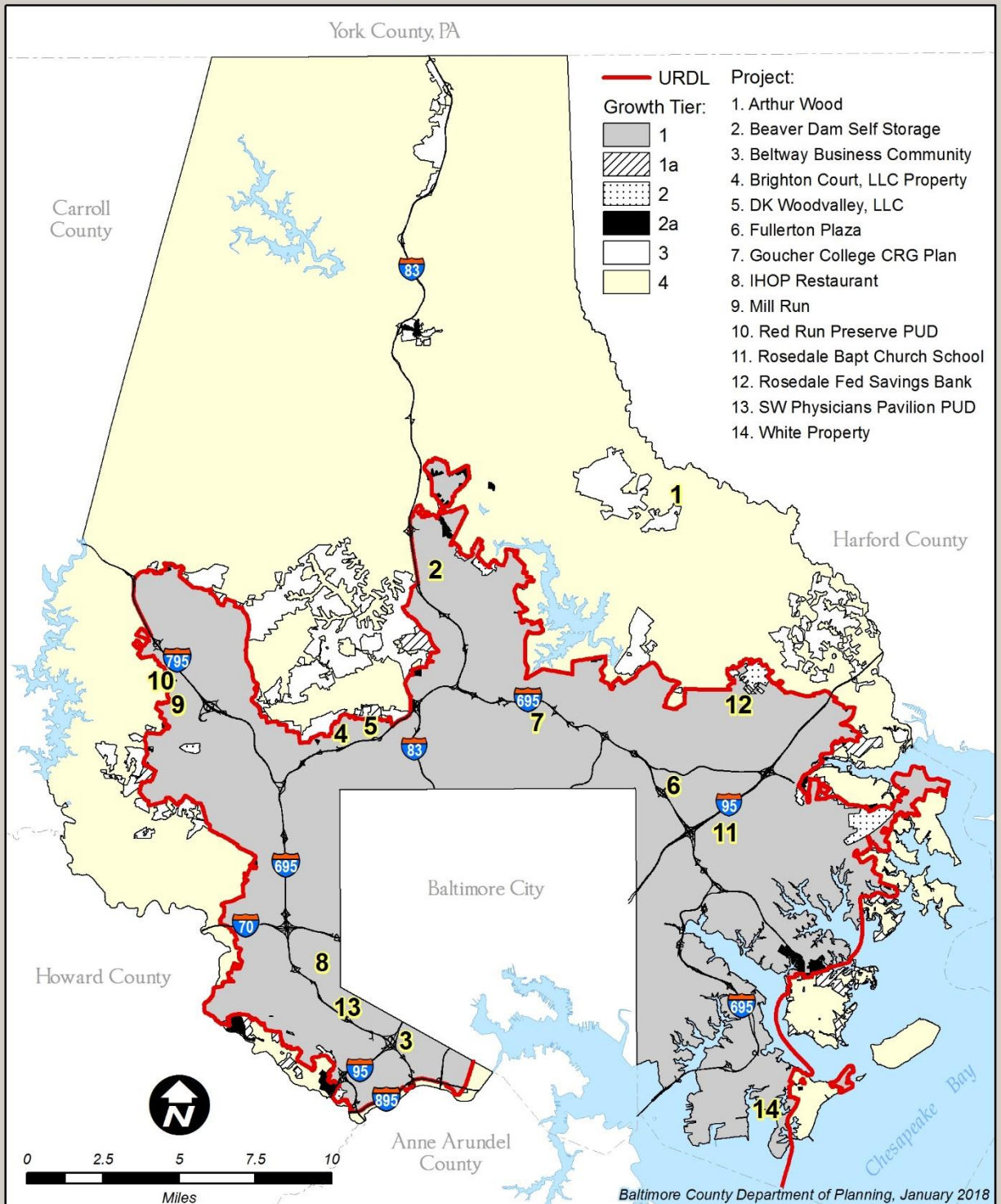
During the 2nd quarter of 2017, Baltimore County approved 14 development plans. During this reporting period, one plan refinement, three minor developments, four plan amendments and four limited developments were approved (Figure 1). Thirteen of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 6 locates each development plan relative to the Growth Tier area and the URDL.

**Figure 1. Approved Development Plans, 2nd Quarter, 2017**

Map Key	Project Name	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	ARTHUR WOOD	MINOR	SFD	RC 2	6.448	RPA	4
2	BEAVER DAM SELF STORAGE	LIMITED	MIXED	ML-IM	1.596	EC	1
3	BELTWAY BUSINESS COMMUNITY	AMENDMENT	MIXED	ML-IM	7.6000	EC	1
4	BRIGHTON COURT, LLC PROPERTY	MINOR	SFD	DR 1	2.740	CCA	1
5	DK WOODVALLEY, LLC	MINOR	SFD	DR 1	5.4025	CCA	1
6	FULLERTON PLAZA	LIMITED	COMMERCIAL	BR	18.370	CCA	1
7	GOUCHER COLLEGE (CRG)	AMENDMENT	INSTITUTION	DR 2	297.510	CCA	1
8	IHOP RESTAURANT	LIMITED	COMMERCIAL	BM-CC	1.410	CCA	1
9	MILL RUN- 4TH REFINEMENT	REFINEMENT	MIXED	ML-IM, RC 5, DR 1	59.700	OMGA	1
10	RED RUN PRESERVE PUD	PUD	SFD	ML-IM	46.640	OMGA	1
11	ROSEDALE BAPTIST CHURCH SCHOOL	LIMITED	INSTITUTION	BL, DR 3.5	3.518	MRRA	1
12	ROSEDALE FEDERAL SAVINGS BANK	AMENDMENT	COMMERCIAL	BL	5.010	CCA	1
13	SOUTHWEST PHYSICIANS PAVILION PUD	PUD	MIXED	OR-1, DR 5.5	2.469	CCA	1
14	WHITE PROPERTY	AMENDMENT	SFD	DR 5.5	0.793	CCA	1

Source: Baltimore County Government, September, 2017.

## Approved Development Plans, 2nd Quarter, 2017





## Residential Development

In the 2nd quarter of 2017, Baltimore County approved 251 housing units, 63% being multi-family units. (See Figure 2). There were 94 single-family detached units approved in the reporting quarter. No single-family attached or single-family semi-detached units were approved in the quarter. All but 2 units are in land management areas that are inside the URDL and Growth Tier 1. (See Figures 2 & 3).

**Figure 2. Units by Type in Approved Development Plans, 2nd Quarter 2017.**

Map Key	Project Name	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
1	ARTHUR WOOD	RPA	4	MINOR	SFD	2	0	0	0	2
4	BRIGHTON COURT, LLC PROPERTY	CCA	1	MINOR	SFD	2	0	0	0	2
5	DK WOODVALLEY, LLC	CCA	1	MINOR	SFD	3	0	0	0	3
9	MILL RUN- 4TH REFINEMENT *	OMGA	1	REFINEMENT	MF	0	0	0	157	157
10	RED RUN PRESERVE PUD	OMGA	1	PUD	SFD	86	0	0	0	86
14	WHITE PROPERTY	CCA	1	AMENDMENT	SFD	1	0	0	0	1
<b>SUM:</b>						94	0	0	157	251
<b>Percentage:</b>						37.45%	0.00%	0.00%	63%	100%

Source: Baltimore County Government, September, 2017.

SFD: Single family detached. SFA: Single family attached.

SFSD: Single family semi-detached. MF: Multi-family.

\* Indicates refinements to approved plans where dwellings to be developed are increased or decreased.

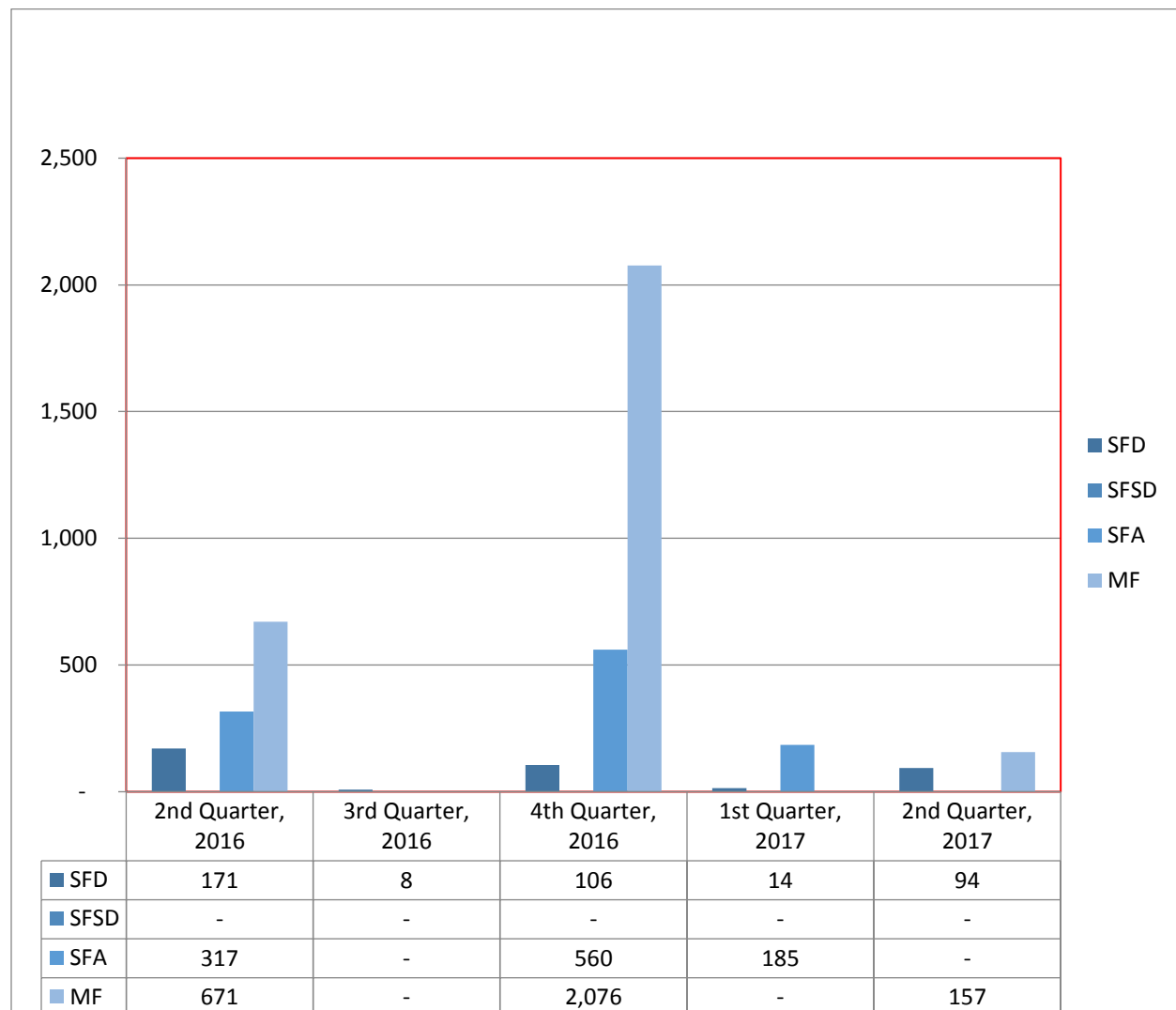
**Figure 3. Number of Units by LMA in Approved Development Plans, 2nd Quarter, 2016 - 2nd Quarter, 2017**

LMA Code	LMA Name	2nd Quarter, 2016	3rd Quarter, 2016	4th Quarter, 2016	1st Quarter, 2017	2nd Quarter, 2017	Total
APPA	Agricultural Priority Preservation Area	4	0	0	0	0	4
CCA	Community Conservation Area	426	8	130	185	6	755
EC	Employment Center	192	0	0	0	0	192
EC-HV	Employment Center-Hunt Valley	0	0	0	0	0	0
MRRA	Middle River Redevelopment Area	0	0	0	0	0	0
OMGA	Owings Mills Growth Area	56	0	6	0	243	305
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	0	0	2	2
RRA	Rural Residential Area	2	0	5	14	0	21
TUC	Towson Urban Center	479	0	0	0	0	479
	<b>Total</b>	1,159	8	141	199	251	1,758

Source: Baltimore County Government, September 2017

\*Adjustments have been made to unit counts for previous quarters to accurately reflect refinements

**Figure 4. Units by Type in Approved Development Plans 2nd Quarter 2016- 2nd Quarter 2017**



The graph in Figure 4 shows the approved development plans by type over the period beginning with the 2nd quarter of 2016 continuing through the 2nd quarter of 2017.

The report also compiles the number of occupancy permits for residential units approved in the quarter. These new residential units are a part of development plans approved and recorded prior to the reporting quarter or for existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being applied.

In the period from the 2nd quarter 2016 to the 2nd quarter 2017, 1,255 units were approved for occupancy. Of them, 96% were single family structures (See Figure 5). The table in Figure 7 illustrates that during the 2nd quarter of 2017, over 86% of new units with approved occupancy permits are within the URDL and Growth Tier 1.



**Figure 5. Units in Occupancy Permits, 2nd Quarter, 2016 – 2nd Quarter, 2017**

Housing Type	2nd Quarter, 2016	3rd Quarter, 2016	4th Quarter, 2016	1st Quarter, 2017	2nd Quarter, 2017	Total
SFD	129	148	111	93	96	577
SFSD	6	4	4	4	10	28
SFA	79	137	87	50	247	600
MF	-	-	-	50	-	50
Sum	214	289	202	197	353	1,255

**Figure 6. Units in Occupancy Permits by LMA, 2nd Quarter, 2017**

LMA	SFD	SFSD	SFA	MF	Total
APPA	9	-	-	-	9
EC	-	-	6	-	6
CCA	40	10	208	-	258
MRRA	23	-	9	-	32
OMGA	3	-	18	0	21
RPA	9	-	-	-	9
RRA	12	-	1	-	13
TUC	-	-	5	-	5
Sum	96	10	247	0	353

Policy Area Type	# of Units	% Share of Total
Urban LMA	322	91.22%
Rural LMA	31	8.78%
Total	353	100.00%

**Figure 7. Units in Occupancy Permits by Growth Tier, 2nd Quarter 2017**

Growth Tier	SFD	SFSD	SFA	MF	Total	% Share of Total
1	66	10	229	-	305	86.40%
1a	6	-	-	-	6	1.70%
2	1	-	17	-	18	5.10%
2a	-	-	-	-	0	0.00%
3	7	-	-	-	7	1.98%
4	16	-	1.00	-	17	4.82%
Sum	96	10	247	0	353	100%

## Non-Residential Developments

There were eight non-residential development plans approved in the 2nd quarter of 2017 (Figure 8). The largest development consisted of an 89,111 square foot proposed medical office and restaurant approved within the Community Conservation Area (CCA) LMA.

**Figure 8. Approved Non-Residential/Mixed Development Plans, 2nd Quarter, 2017**

MAP KEY	PROJECT NAME	LMA	USE TYPE	TRACK	TYPE	INDUSTRIAL	INSTITUTION	OFFICE	RESTAURANT	RETAIL	OTHER	TOTAL	
2	BEAVER DAM SELF STORAGE	EC	PROPOSED SELF STORAGE FACILITY	LIMITED	MIXED	-	-	-	-	-	35,939SF	35,939SF	
3	BELTWAY BUSINESS COMMUNITY	EC	AMENDMENT TO INCREASE BLDG SQUARE FOOTAGE	AMENDMENT	MIXED	-	-	-	-	-	13,700SF	13,700SF	
6	FULLERTON PLAZA	CCA	PROPOSED WEIS SUPERMARKET AND ANOTHER RETAIL	LIMITED	COMMERCIAL	-	-	-	-	18,241SF	67,489SF	85,730SF	
7	GOUCHER COLLEGE (CRG PLAN)	CCA	PROPOSED BLDG RELOCATION	AMENDMENT	INSTITUTION	-	-	-	-		-		
8	IHOP RESTAURANT	CCA	PROPOSED IHOP RESTAURANT	LIMITED	COMMERCIAL	-	-	-	4,550SF	-	-	4,550SF	
11	ROSEDALE BAPTIST CHURCH SCHOOL	MRRA	PROPOSED DAYCARE AND HIGH SCHOOL	LIMITED	INSTITUTION	-	25,522SF	-	-	-	-	25,522SF	
12	ROSEDALE FEDERAL SAVINGS BANK	CCA	AMENDMENT TO ADD A BLDG AND PARKING	AMENDMENT	COMMERCIAL	-	-	-	-	-	10,949SF	10,949SF	
13	SOUTHWEST PHYSICIANS PAVILION PUD	CCA	PROPOSED BLDG WITH MEDICAL OFFICE AND RESTAURANT	PUD	MIXED	-	-	82,427SF	6,684SF	-	-	89,111SF	
Source: Baltimore County Government, September 2017.						SUM:	0sf	25,522SF	82,427SF	11,234SF	18,241SF	128,077SF	265,501SF
						PERCENTAGE:	0%	9.61%	31.05%	4.23%	6.87%	48.24%	100%

\*Indicates refinements to approved plans where building square footage to be developed is increased or decreased.

## Appendix

### Definitions:

REFERENCE #.....	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK.....	The development track of the project (MAJOR, MINOR, LIMITED, OR PUD)
MINOR SUB #.....	The 5-digit reference assigned to minor subdivisions by PAI
COUNCIL DISTRICT.....	County Councilmanic District
LOCATION.....	Address of project
TAX MAP / BLOCK / PARCEL...	Tax map reference numbers
DEVELOPMENT TYPE.....	Type of development proposed
PROPOSED UNITS / LOTS.....	Number of proposed lots / units for a project
SFD.....	Single family detached units, also includes sfd condominiums
SFSD.....	Single family semi-attached units, duplex
SFA.....	Single family attached units, also includes sfa condominiums
MULTI FAM.....	Apartments, condominium buildings, elderly housing apartments
SPECIAL.....	Special units – assisted living
OTHER.....	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS / LOTS....	Number of developed lots / units so far, includes existing to remain
PLAN SUBMITTED.....	The date the plan was received by the Department of Planning
PLAN APPROVAL.....	The date the plan was approved
TOTAL ACREAGE.....	Acreage of entire project
ZONING 1.....	Largest zoning area on site with its acreage
ZONING 2.....	2 <sup>nd</sup> largest zoning area with its acreage
ZONING 3.....	3 <sup>rd</sup> largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
LMA.....	Land Management Areas
GROWTH TIER I.....	Served by public sewer and inside the URDL
GROWTH TIER IA.....	Served by public sewer and outside the URDL
GROWTH TIER II.....	Planned for public sewer and inside the URDL
GROWTH TIER IIA.....	Planned for public sewer and outside the URDL
GROWTH TIER III.....	Large lot developments on septic
GROWTH TIER IV.....	Preservation and conservation areas. No major subdivisions on septic.

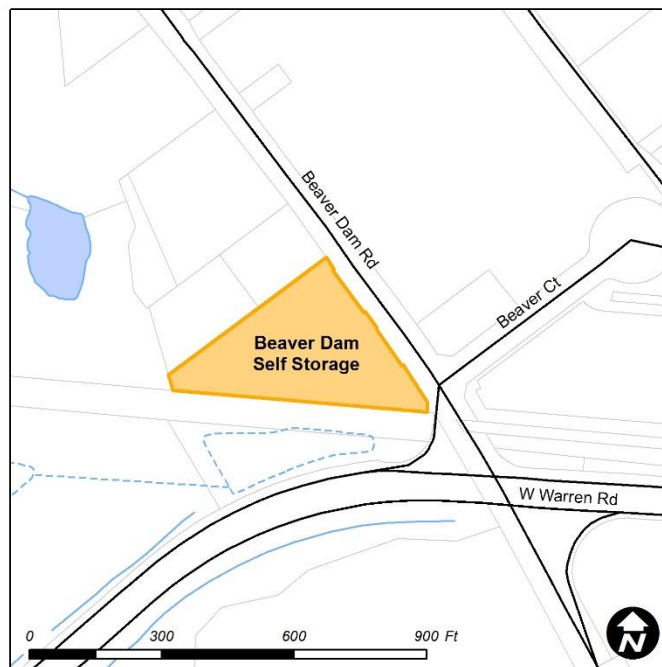
## Arthur Wood

DEVELOPMENT TRACK:	minor	PAI #	100448				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	16003M				
		LIMITED #					
LOCATION:	4925 Jenkins Lane						
MAP	44	COUNCIL DISTRICT	3	PLAN SUBMITTED	3/22/2016		
BLOCK	5	LMA	RPA	PLAN APPROVAL	5/31/2017		
PARCEL	202	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 2	ACRES	6.448
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	6.448
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



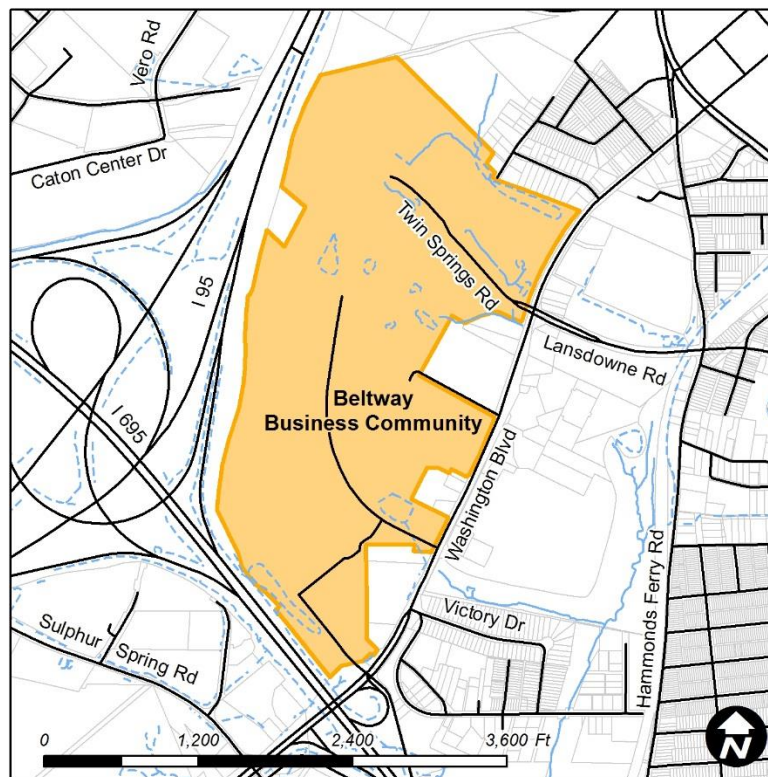
### Beaver Dam Self Storage

DEVELOPMENT TRACK:	L:imited	PAI #	80614				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	10612 Beaver Dam Rd.						
MAP	51	COUNCIL DISTRICT	3	PLAN SUBMITTED	4/12/2016		
BLOCK	3	LMA	EC	PLAN APPROVAL	5/11/2017		
PARCEL	14	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	ML (M	ACRES	1.596
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.596
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



## Beltway Business Community

DEVELOPMENT TRACK:	Amendment	PAI #	130070				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	E/S Commerce Dr., W of Washington Blvd						
MAP	109	COUNCIL DISTRICT	1	PLAN SUBMITTED	3/21/2017		
BLOCK	1	LMA	EC	PLAN APPROVAL	6/15/2017		
PARCEL	128	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	1	ZONING1	ML IM	ACRES	7.6
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	7.6
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	1				
Comments: Increase square footage of Building A from 32,800sf to 42,000sf and Building B from 28,800sf to 33,300sf							



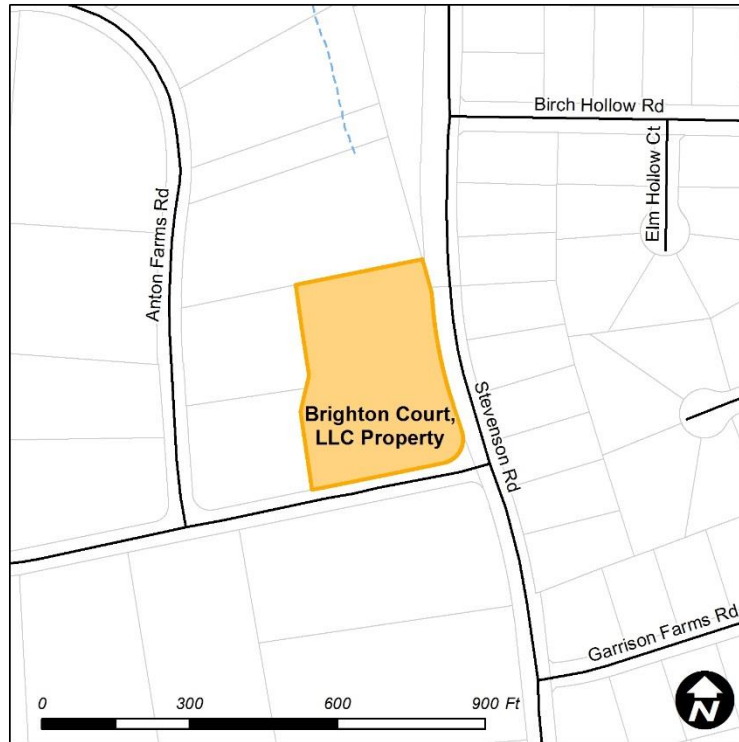
**Brighton Court, LLC Property**

DEVELOPMENT TRACK:	Minor	PAI #	30511				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	3500, 3502 Anton Farms Rd.						
MAP	68	COUNCIL DISTRICT	2	PLAN SUBMITTED	10/11/2016		
BLOCK	9	LMA	CCA	PLAN APPROVAL	4/10/2017		
PARCEL	1	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	DR 1	ACRES	2.74
SFD	2	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	2.74
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				

**Fedex Ground, White Marsh- 3rd Refinement**

DEVELOPMENT TRACK:	Refinement	PAI #	150769				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	5450 Campbell Blvd.						
MAP	82	COUNCIL DISTRICT	6	PLAN SUBMITTED	12/6/2016		
BLOCK	11	LMA	MRRA	PLAN APPROVAL	2/15/2017		
PARCEL	904	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	2	ZONING1	MH-IM	ACRES	28.03
SFD	0	DVLP SFD	0	ZONING2	ML-IM	ACRES	7.84
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	35.87
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	3	DVLP OTHER	2				
COMMENT: Proposed security building							





### ***DK Woodvalley, LLC***

DEVELOPMENT TRACK:	Minor	PAI #	30506				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	2946 Wood Valley Dr.						
MAP	68	COUNCIL DISTRICT	2	PLAN SUBMITTED	3/31/2015		
BLOCK	12	LMA	CCA	PLAN APPROVAL	5/9/2017		
PARCEL	224	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	0	ZONING1	DR 1	ACRES	5.4025
SFD	3	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	5.4025
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				

### ***Foundry Row- 4th Amendment***

DEVELOPMENT TRACK:	Refinement	PAI #	30496				
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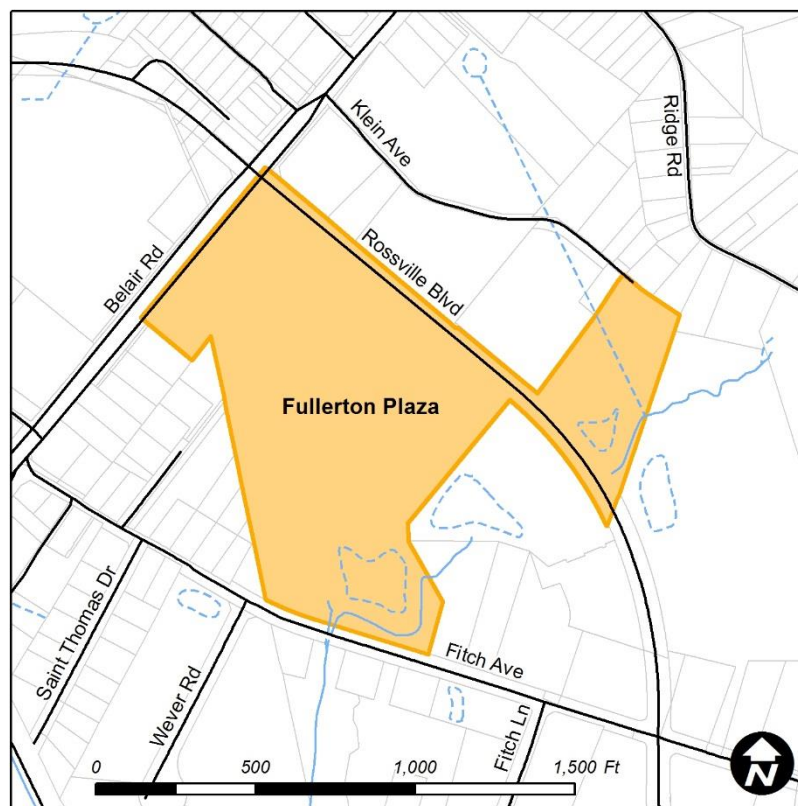
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	10100 Reisterstown Rd						
MAP	67	COUNCIL DISTRICT	2	PLAN SUBMITTED	10/26/2016		
BLOCK	4	LMA	OMGA	PLAN APPROVAL	1/5/2017		
PARCEL	42	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	17	UNITS/LOTS	1	ZONING1	BM	ACRES	49.49
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	17	DVLP OTHER	1				
COMMENT: Proposing revision of buildings and combine several parcels into lot 1.							



### Fullerton Plaza

DEVELOPMENT TRACK:	Limited	PAI #	140134
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:	
		LIMITED #	

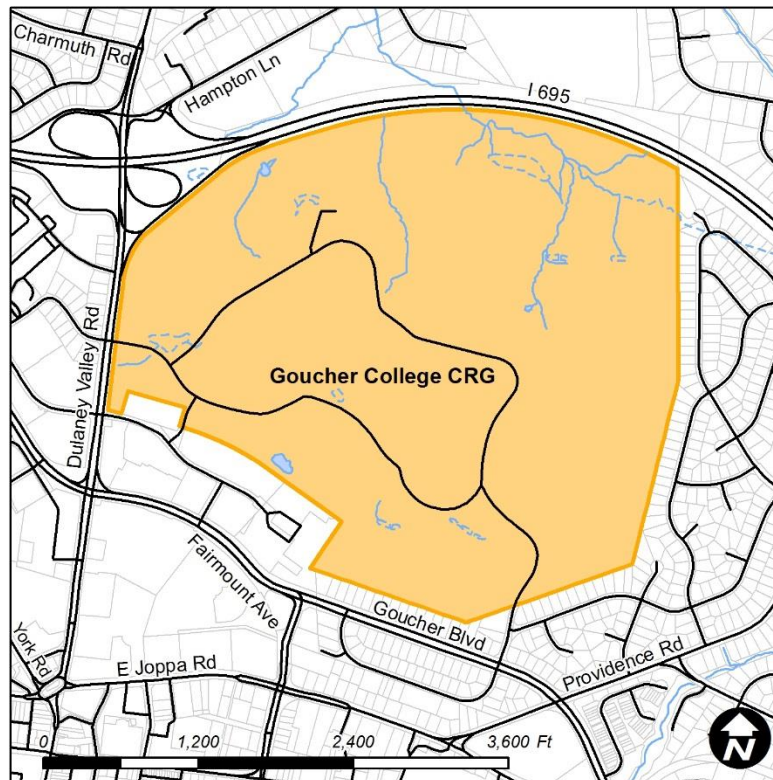
LOCATION:	7923 Belair Rd						
MAP	81	COUNCIL DISTRICT	6	PLAN SUBMITTED	11/15/2016		
BLOCK	11	LMA	CCA	PLAN APPROVAL	6/21/2017		
PARCEL	39	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	BR	ACRES	18.37
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	18.37
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	0				



### ***Goucher College (CRG Plan) 8th Amendment***

DEVELOPMENT TRACK:	Amendment	PAI #	90711
DEVELOPMENT TYPE:	Institution	MINOR SUB #:	
		LIMITED #	

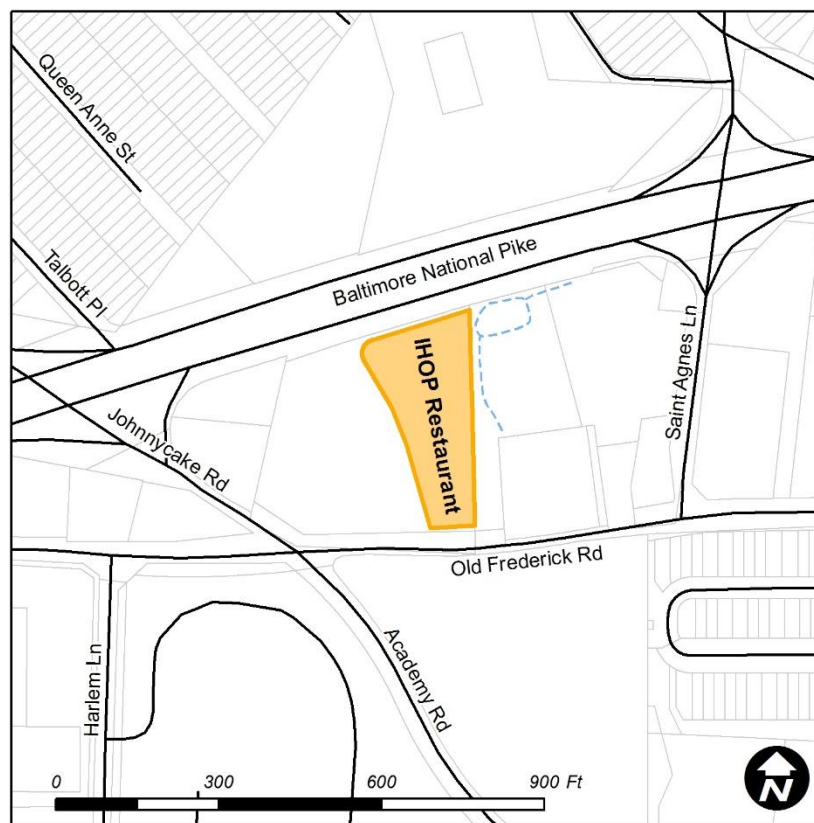
LOCATION:	1021 Dulaney Valley Rd.						
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	12/20/2016		
BLOCK	3	LMA	CCA	PLAN APPROVAL	5/8/2017		
PARCEL	290	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	8	UNITS/LOTS	0	ZONING1	DR 2	ACRES	297.51
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	297.51
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	8	DVLP OTHER	0				
Comments: Propose to relocate bldgs.							



### ***IHOP Restaurant***

DEVELOPMENT TRACK:	Limited	PAI #	10591
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:	
		LIMITED #	

LOCATION:	5525-A Baltimore National Pike						
MAP	95	COUNCIL DISTRICT	1	PLAN SUBMITTED	12/14/2016		
BLOCK	21	LMA	CCA	PLAN APPROVAL	6/12/2017		
PARCEL	97	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	BM CC	ACRES	1.41
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.41
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	1				



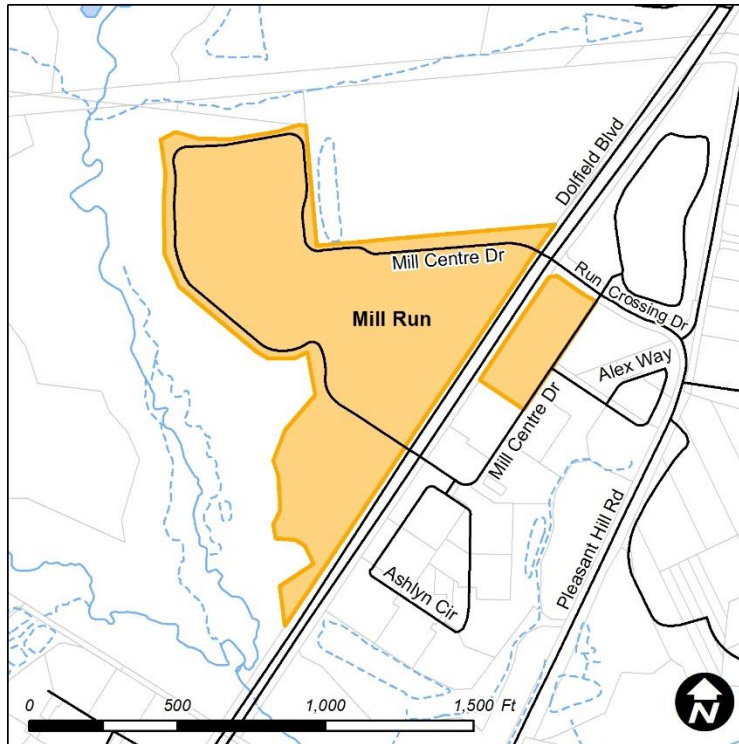
#### Mill Run- 4th Refinement

DEVELOPMENT TRACK:	Refinement	PAI #	40615
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:	
		LIMITED #	

LOCATION:	W/S Dolfield Blvd, S of Ester Ct.						
MAP	57	COUNCIL DISTRICT	4	PLAN SUBMITTED	12/15/2015		
BLOCK	24	LMA	OMGA	PLAN APPROVAL	5/23/2017		
PARCEL	575	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	157	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	20.99
SFD	0	DVLP SFD	0	ZONING2	RC 5	ACRES	13.02
SFSD	0	DVLP SFSD	0	ZONING3	DR 1	ACRES	9.94
SFA	0	DVLP SFA	0			TOTAL	59.7
MULTIFAM	157	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
Comment: Refinement to eliminate 5 commercial-residential mixed bldgs. and replace with 9 multi-family bldgs. (156 units) and lease office.							

### ***Wilkins Beltway Plaza Office Park-3rd Refinement***

DEVELOPMENT TRACK:	Refinement	PAI #	15099				
			0				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	817 Maiden Choice Lane & wilkens Ave						
MAP	101	COUNCIL DISTRICT	1	PLAN SUBMITTED	2/23/2016		
BLOCK	17	LMA	CCA	PLAN APPROVAL	2/10/2017		
PARCEL	2,043	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	4	UNITS/LOTS	3	ZONING1	BL	ACRES	11.89
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	11.89
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	4	DVLP OTHER	3				
COMMENT: Proposed office building and accersory building.							



### Red Run Preserve PUD

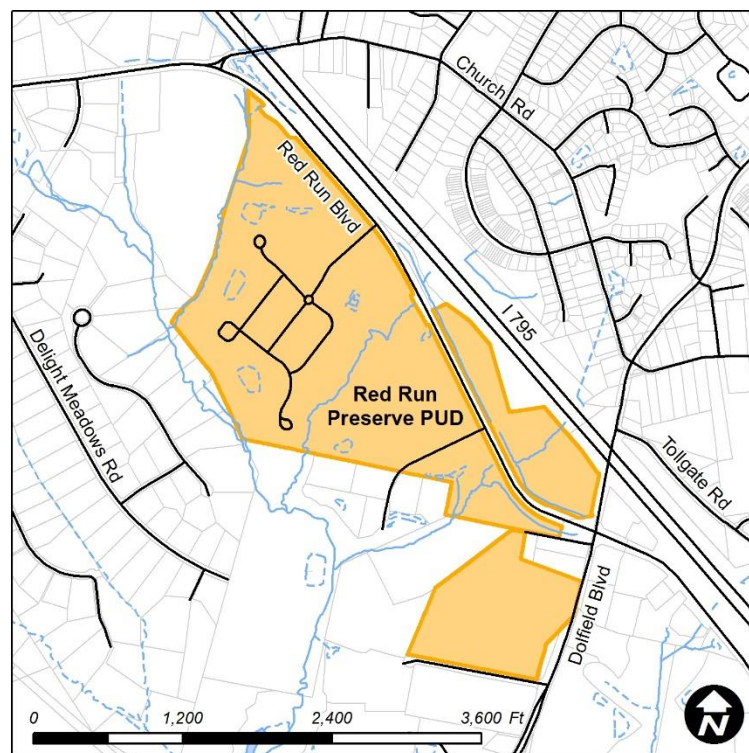
DEVELOPMENT TRACK:	PUD	PAI #	40366				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	11311 Red Run Blvd.						
MAP	57	COUNCIL DISTRICT	4	PLAN SUBMITTED	2/9/2017		
BLOCK	18	LMA	OMGA	PLAN APPROVAL	4/26/2017		
PARCEL	150	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	86	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	45.14
SFD	86	DVLP SFD	0	ZONING2	O-3	ACRES	0.3
SFSD	0	DVLP SFSD	0	ZONING3	DR 1	ACRES	0.8
SFA	0	DVLP SFA	0	TOTAL			
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				

### Windlass Run Business Park- 4th Refinement

DEVELOPMENT TRACK:	Refinement	PAI #	150811
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:	

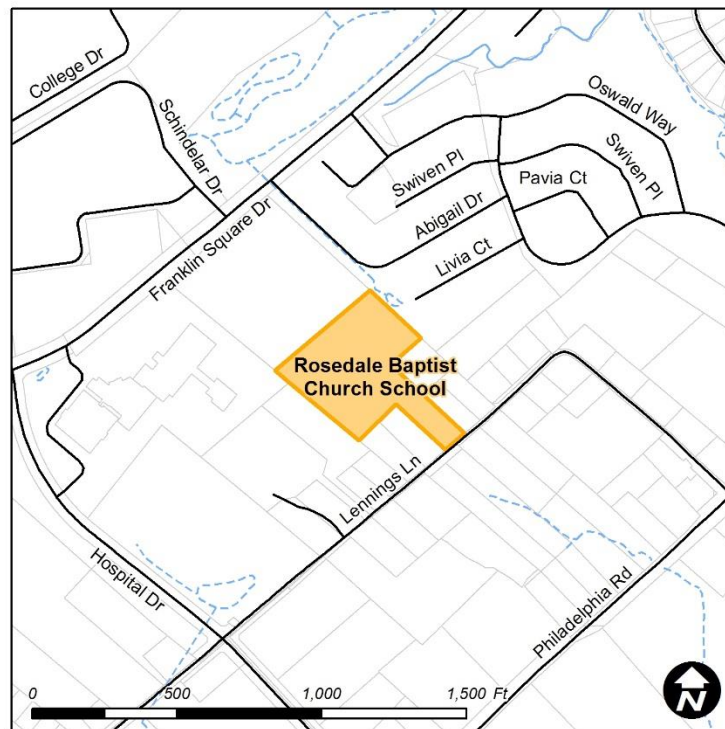


		LIMITED #					
LOCATION:	Route 43 & Bird River Rd.						
MAP	83	COUNCIL DISTRICT	6	PLAN SUBMITTED	10/18/2016		
BLOCK	19	LMA	MRRA	PLAN APPROVAL	2/8/2017		
PARCEL	360	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	ML-IM	ACRES	57.69
SFD	0	DVLP SFD	0	ZONING2	DR 3.5	ACRES	0.72
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	58.41
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	1				
COMMENT: Proposing to subdivide Parcel A.							



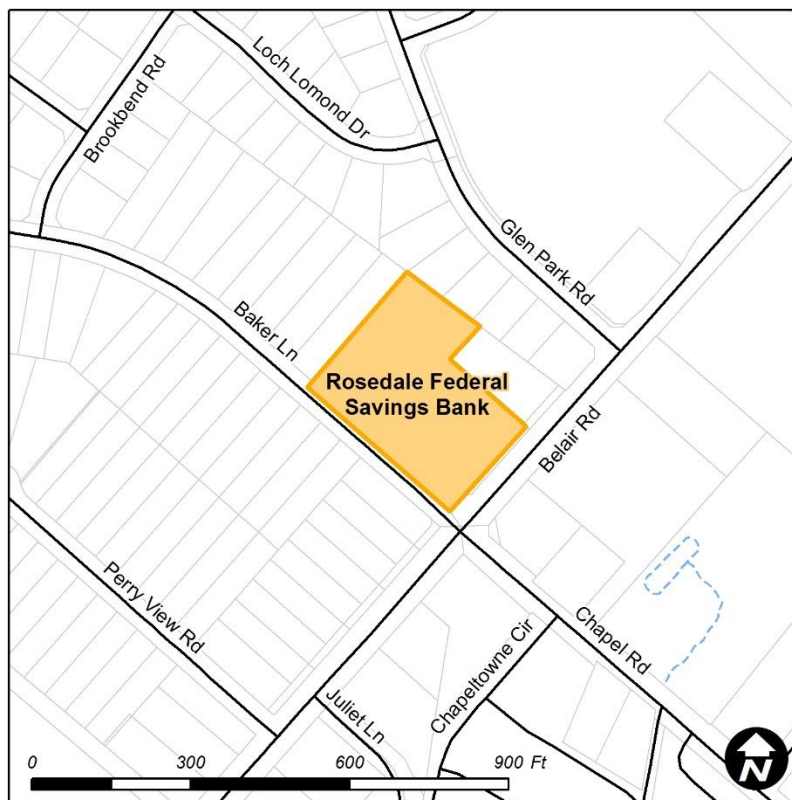
### ***Rosedale Baptist Church School***

DEVELOPMENT TRACK:	Limited	PAI #	140493				
DEVELOPMENT TYPE:	Institution	MINOR SUB #:					
		LIMITED #					
LOCATION:	9124 Lennings Lane						
MAP	82	COUNCIL DISTRICT	6	PLAN SUBMITTED	9/10/2014		
BLOCK	20	LMA	MRRA	PLAN APPROVAL	4/18/2017		
PARCEL	603	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES	3.078
SFD	0	DVLP SFD	0	ZONING2	DR 3.5	ACRES	0.44
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	3.518
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



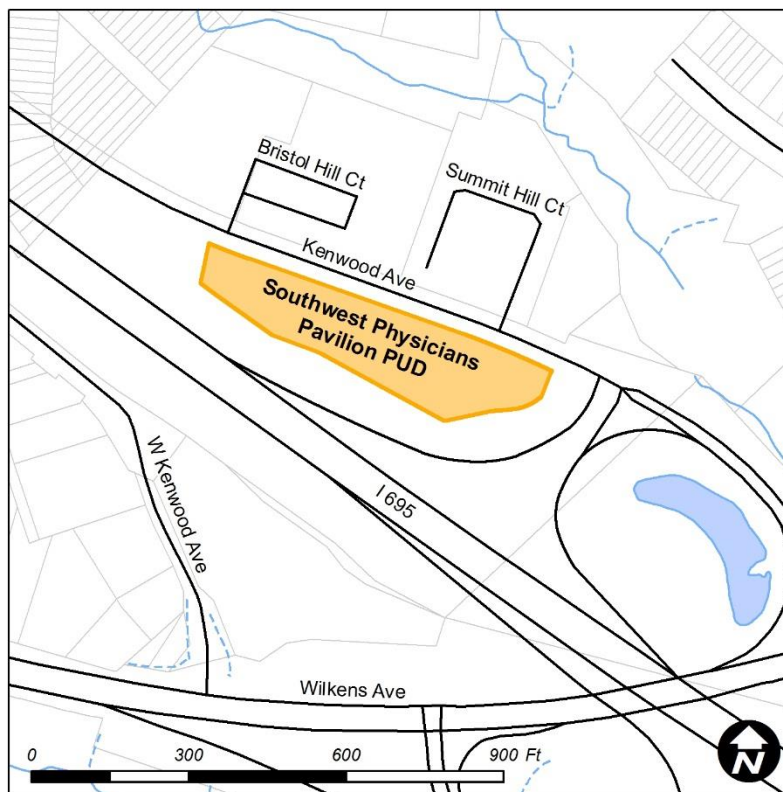
### Rosedale Federal Savings Bank

DEVELOPMENT TRACK:	Amendment	PAI #	110757				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	9616 Belair Rd.						
MAP	72	COUNCIL DISTRICT	5	PLAN SUBMITTED	11/15/2016		
BLOCK	3	LMA	CCA	PLAN APPROVAL	6/13/2017		
PARCEL	212	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	BL	ACRES	5.01
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	5.01
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	1				
Comment: Amendment to add a 10,949sf bldg. with 37 parking spaces.							



### Southwest Physicians Pavilion PUD

DEVELOPMENT TRACK:	PUD	PAI #	10570			
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:				
		LIMITED #				
LOCATION:	SW/S Kenwood Ave					
MAP	101	COUNCIL DISTRICT	1	PLAN SUBMITTED	11/8/2011	
BLOCK	16	LMA	CCA	PLAN APPROVAL	4/13/2017	
PARCEL	1088	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	OR-1	ACRES
SFD	0	DVLP SFD	0	ZONING2	DR 5.5	ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 2.4691
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			



## White Property - 1st Amendment

DEVELOPMENT TRACK:	Amendment	PAI #	150770				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	16001M				
		LIMITED #					
LOCATION:	S/S Bay Front Rd.						
MAP	111	COUNCIL DISTRICT	7	PLAN SUBMITTED	7/21/2016		
BLOCK	22	LMA	CCA	PLAN APPROVAL	4/28/2017		
PARCEL	471	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	DR 5.5	ACRES	0.7934
SFD	1	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.7934
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				





Baltimore County Executive Kevin Kamenetz  
and the Baltimore County Council

Baltimore County Department of Planning  
105 West Chesapeake Avenue  
Towson, MD 21204

*[www.baltimorecountymd.gov/planning](http://www.baltimorecountymd.gov/planning)*